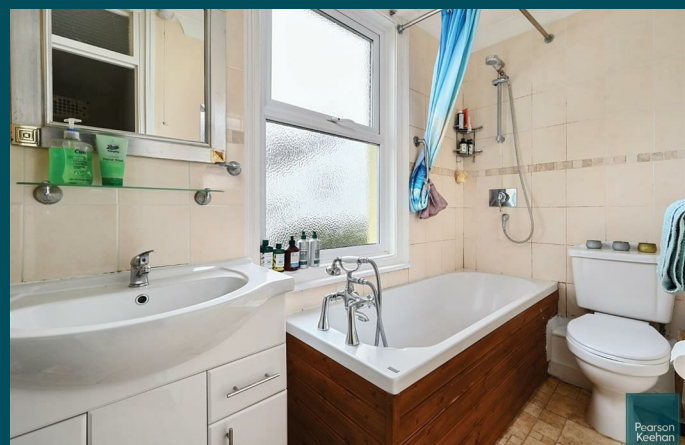




22 Ruskin Road

Hove, BN3 5HA

Guide price £680,000

Guide Price: £680,000 - £700,000

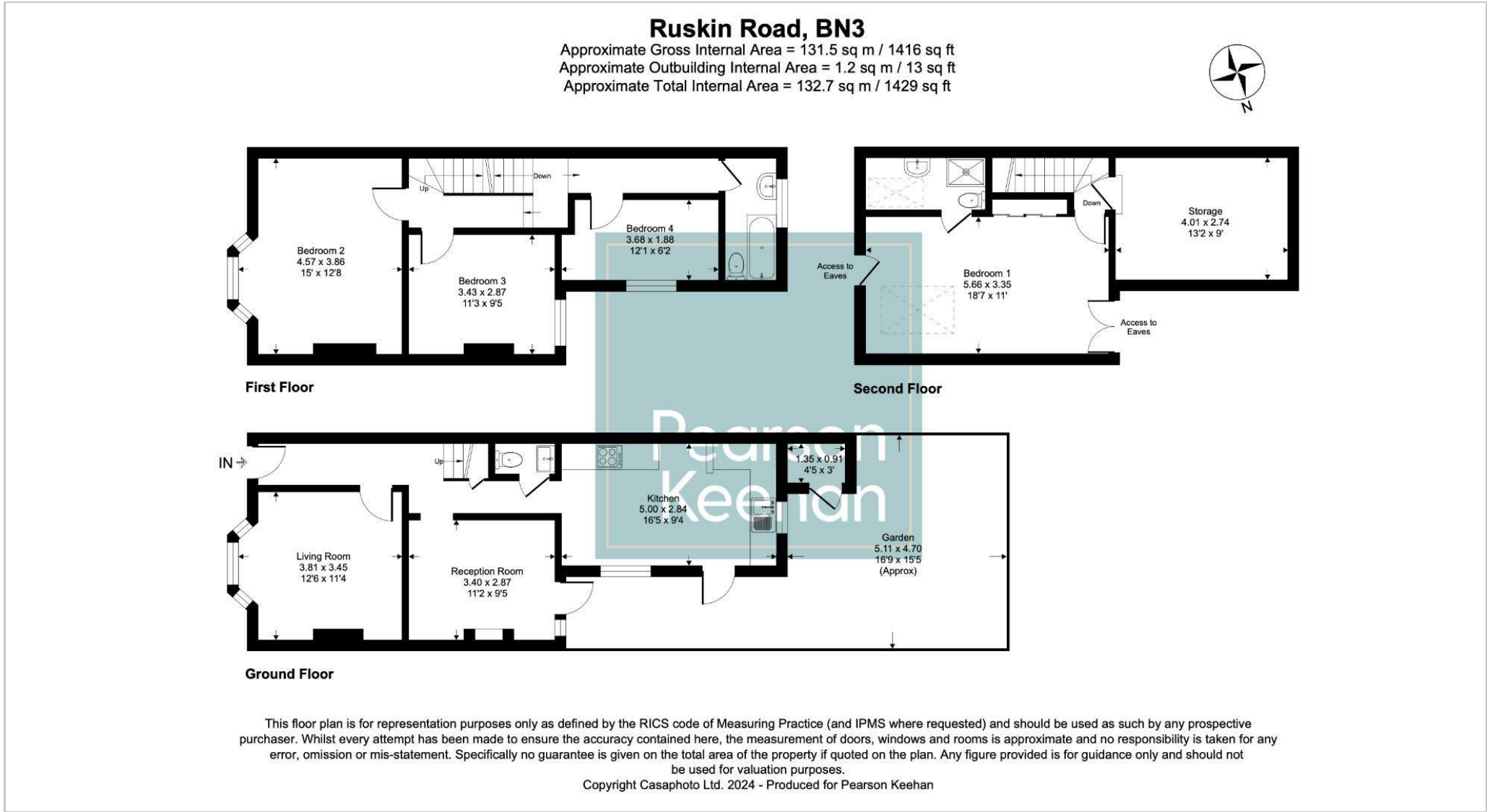
Situated in the highly sought-after Poets Corner district, this well-presented four-bedroom mid-terrace home with a west facing garden, offers an exceptional combination of space, comfort, and convenience. Located in a vibrant community, the property is just a short stroll from an array of local shops, independent coffee houses and well-regarded restaurants, providing everything you need right on your doorstep. For those who commute, Aldrington and Hove railway stations are within easy reach, offering excellent transport links to Brighton, London, and beyond. The property is also within the catchment area for West Hove Primary School, making it an ideal home for families.

Set across three floors, this home offers spacious and versatile living accommodation. On the ground floor, you are welcomed by a bright and airy living room, perfect for relaxing, while a separate reception room provides additional flexibility, whether used as a dining area, study, or second lounge. A convenient ground-floor toilet adds practicality for guests and day-to-day use. The modern kitchen/diner to the rear of the property is well-appointed with ample storage and workspace, and it seamlessly opens onto the private patio garden, creating a wonderful space for entertaining and al fresco dining.

The first floor comprises three well-proportioned bedrooms, including the generously sized bay-fronted bedroom, which serves as the principal room. Each bedroom benefits from plenty of natural light and comfortable living space. A family bathroom serves this floor, providing convenience for a growing household. Moving up to the second floor, you will find an additional spacious bedroom, which benefits from eaves storage and an en-suite bathroom.

Externally, the property boasts a low-maintenance west facing patio garden, offering a charming outdoor space for relaxation without the upkeep of a larger garden. Inside, the home is in good condition throughout, allowing for an immediate move-in. A notable feature includes stylish wooden flooring across the ground and first floors, enhancing the character of the home, along with bespoke shutters fitted throughout, providing both privacy and a valuable saving for the future homeowner.

With Hove seafront, green spaces, and excellent amenities nearby, this delightful home presents a fantastic opportunity for anyone seeking a well-connected and stylish property in one of Hove's most desirable areas.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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England & Wales		
EU Directive 2002/91/EC		

